



Atherstone Close

Shirley, Solihull

- A Beautifully Presented & Modernised Two Bedroom Ground Floor Maisonette
- Extended Lease
- Situated In A Quiet Cul-De-Sac Location
- Garage In Separate Block
- Ideal First Time Purchase
- No Upward Chain

OIRO £165,000

Current EPC Rating 41 (E)
Current Council Tax Band B





Property Description

A beautifully presented and modernised ground floor maisonette offered for sale with no upward chain, ideally situated in a quiet cul-de-sac location. The property offers two bedrooms, lounge, kitchen, double glazing and electric heating. Further benefits include a garage located in a separate block, making this an ideal purchase for first-time buyers, downsizers or investors

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

L Shaped Entrance Hall

Lounge to Front - 4.98m x 3m (16'4" x 9'10")

Kitchen to Front - 3m x 2.11m (9'10" x 6'11")

Bedroom One to Rear - 3.63m x 3.43m (11'11" x 11'3")

Bedroom Two to Rear - 2.84m x 2.44m (9'4" x 8'0")

Shower Room to Side - 1.83m x 1.7m (6'0" x 5'7")

Garage

Tenure

We are advised by the vendor that the property is leasehold with approx. 127 years remaining on the lease. The vendors have advised the lease has been extended therefore there is no ground rent or service charge. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor

Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.